

EDGEWOOD PARK SUBDIVISION, BLOCK B, **RESUBDIVISION OF LOT 2**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Shall comply with Section 508.5.1 of the 2003 International Fire Code.

MAWWS Comments: None provided

The plat illustrates the proposed 0.3± acre, 1 lot subdivision, which is located on the Northwest Corner of Dauphin Island Parkway and Ellen Drive. The applicant states the site is served by city water and sanitary system.

The purpose of this application is to create a legal lot from a metes and bounds parcel. It appears that proposed Lot A is part of the original Lot 2 of Edgewood Park Subdivision. Documentation was submitted showing that the lot was subdivided in June of 1956 therefore, the remainder of the parcel will not be required to participate in the subdivision application.

Aerial photographs from 2002 show the site as being completely vacant. In 2006 the aerial photographs showed a building or paved parking area on proposed Lot A. A holdover is recommended to allow the applicant to amend the plat to show any existing structures or paved area that will remain and the setback between any structures and the proposed property lines or to place a note on the plat that the structure(s) are to be demolished. Any new construction must comply with all applicable codes and ordinances.

Proposed Lot A fronts both Ellen Drive and Dauphin Island Parkway. Both streets appear to have adequate right-of-way at this location.

Proposed Lot A would have approximately 103' of frontage along Ellen Drive and approximately 72' of frontage along Dauphin Island Parkway. As a means of access management, a note should be placed on the final plat stating that Lot A is limited to one curb cut onto Dauphin Island Parkway and denied access to Ellen Drive with the size, location, and

design of the curb cut to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards. Due to the property zoned for a commercial use and Ellen Drive being a main thoroughfare for residential use, access to Ellen Drive should be denied.

In addition to showing any current structure on the property, the plat should also be revised to show a 25' minimum building setback line from all street frontages.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for a holdover until the September 4th meeting, with revisions due by August 15th, to allow the applicant to submit the following:

- 1) Submittal of a revised plat to show all existing structures and paved areas that will remain with all the proper dimensions and setbacks depicted or placement of a note on the plat stating that existing structures will be demolished (with proper permits) prior to the redevelopment of the site; and
- 2) Revision of the plat to show a 25' minimum building setback line from all street frontages.

Revised for the September 4th Meeting:

The application was heldover from the August 7th meeting to allow the applicant time to submit a revised plat to show all the existing structures and paved areas that will remain, along with the proposed structure, proposed parking area and curb-cut improvements, with proper dimensions and setbacks depicted, placement of a note on the plat stating that the existing groundwater purging structure will be removed within 12 months, and the 25' minimum building setback line from all street frontages. The applicant did submit a revised plat showing all but the parking area and proposed curb cuts.

While the applicant has expressed concern over denied access to Ellen Drive, no justification was provided that would justify the additional access to Ellen Drive.

Based on the preceding, the application is recommended for Tentative Approval subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lot A is limited to one curb cut onto Dauphin Island Parkway and denied access to Ellen Drive with the size, location and design of the curb cut to be approved by City Engineering and ALDOT, and conform to AASHTO standards;
- 2) Depiction of the 25' minimum building setback line from all street frontages;

- 3) Placement of a note stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 1 DATE September 4, 2008
APPLICANT Edgewood Park Subdivision, Block B, Resubdivision of Lot 2
REQUEST Subdivision



EDGEWOOD PARK SUBDIVISION, BLOCK B, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 1 DATE September 4, 2008

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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APPLICATION NUMBER 1 DATE September 4, 2008

